

MEETING OF THE COMMISSION OF FINE ARTS
2 March, 1978

AM

10:00 CONVENE, 708 Jackson Place, N.W., Washington, D.C.

ADMINISTRATION

- A. Dates of next meetings: 28 March, 1978
25 April, 1978
- B. Minutes of January 1978 meeting.
- C. General Services Administration Report on Old Post Office.
- D. Introduction of Virginia C. Boutin

SUBMISSIONS-REVIEWS

A. D.C. Department of Economic Development

Old Georgetown Act

- 1. OG 78-54, OG 78-65, 1228-36 31st Street, N.W., Hamilton Arms Demolition and Development Proposals.
- 2. OG 78-48, 3324 Dent Place, N.W., Demolition.
- 3. OG 78-57, 1063 Wisconsin Avenue, N.W., Demolition and Reconstruction of Rear Building.
- 4. OG 78-59, 1049 30th Street, N.W., Mixed Use, Inn, and Residential Complex - Confirmation of Working Drawings.
- 5. OG 78-60, 1110 Potomac Street, N.W., Flour Mill Mixed Use Development - Confirmation of Working Drawings.
- 6. Appendix 1.

B. D.C. Department of General Services

Deanwood Branch Library, Deanwood Avenue between 48th & 49th Streets, N.E.

C. D.C. Department of Housing and Community Development

500 C Street, S.W., Mixed Use Complex - Revised Design.

2 March, 1978

D. D.C. Department of Economic Development

Shipstead-Luce Act

1. SL 78-27, 1889 F Street, N.W., New Office Building - Trellis Designs.
2. SL 78-32, 613 15th Street, N.W., Demolition of Metropolitan Bank Building.
3. SL 78-33, 1426 G Street, N.W., Demolition of Albee-Keith's Theater Building.
4. SL 78-34, 1429-31 F Street, N.W., Demolition of Rhodes Tavern.
5. SL 78-38, 1301 Pennsylvania Avenue, N.W., New Office/Retail Building - Confirmation of Working Drawings.
6. Appendix 2.

E. Pennsylvania Avenue Development Corporation

1. Western Sector Planning Concepts.
2. Canadian Chancery Guidelines.
3. South Sidewalk Area, Pennsylvania Avenue between 3rd & 4th Streets, N.W. - Confirmation of Material Samples.

F. National Park Service, National Capital Region

1. Tourmobile Maintenance and Storage Facility Site Selections.
2. Franklin Delano Roosevelt Memorial, West Potomac Park.

INSPECTIONS

Smithsonian Institution, Freer Gallery of Art

Objects for Acquisition.

REPORT OF ACTIONS TAKEN ON THE OLD GEORGETOWN ACT

2 March, 1978

PROJECT

ADDRESS AND OWNER

NO.

OG 78-

8 1054 31st Street, N.W.

Richard Bernstein

Porte cochere awning over alley.

ACTION: Issue permit. 2/9/78

40 1408-10-12-14-18-24-26 36th Street, NW Replace existing exterior wood siding with aluminum siding, same color and size.
Georgetown University

ACTION: Do not issue permit. Use of aluminum siding on these particular houses is out of keeping and inappropriate to the history and architectural character of this particular area. Recommend replacement wood siding. 1/24/78

41 1720 Wisconsin Avenue, N.W.

Wallace F. Holladay

Addition of two new floors above existing one-story building.

ACTION: Issue permit. Match brick bond and color to existing structure. 1/24/78

42 1101 30th Street, N.W.

Georgetown Mews Associates

New apartment building (resubmission refer to OG 78-42).

ACTION: Issue permit. Submit material samples and landscape plans as developed. Request on-site brick panel prior to construction for review by Commission of Fine Arts.

43 1110 Potomac Street, N.W.

Flour Mill Limited Partnership

Multi-use development (resubmission refer to OG 78-32, see also address 3261 K Street, N.W.).

ACTION: Issue permit for use of double-hung sash in historic Bomford Mill, to be used in original window openings. Sheet glass permitted in those few odd-sized openings as shown on drawings. 1/24/78

44 37th & O Streets, N.W.

Georgetown University

Student residential apartments (resubmission refer to OG 78-4).

ACTION: Issue permit. Question material samples thus far submitted. Suggest on-site mockup prior to selection of exact brick and mortar color. 1/24/78

46 3221 M Street, N.W.

M Street Associates

Alter front of proposed restaurant.

ACTION: Do not issue permit. Proposed treatment of first and second floors are out of character with this building and the historic district. Recommend no alteration on second floor. If ground floor is to be changed, suggest a much more modest restudy of the design. 2/9/78

REPORT OF ACTIONS TAKEN ON THE OLD GEORGETOWN ACT

2 March, 1978

NO.	ADDRESS AND OWNER	PROJECT
OG 78-47	1619 35th Street, N.W. Jerome Kurtz	Erection of work studio on property.
ACTION:	Issue permit subject to obtaining zoning approval and submission of material samples. 2/24/78	
49	3057 M Street, N.W. Chez Grandmere	2' x 10½' plywood sign.
ACTION:	Do not issue permit. No specific location was indicated in submission for proposed sign. Location above cornice and below second floor sill line is not suitable for type of sign proposed. Recommend simplification of existing facade treatment including removal of a good number of nail-on elements that were never approved by the Georgetown Board. Recommend consideration of small projecting sign not to exceed 3' x 4' and mounted over doorway on an appropriate bracket. 2/9/78	
50	1855 Wisconsin Avenue, N.W. Safeway	Construct new food store; demolish existing.
ACTION:	Do not issue permit. No objection to basic site plan provided it complies with applicable zoning provisions and decisions. Recommend restudy of Wisconsin Avenue frontage to include solid brick wall about four feet high with suitable landscaping to screen adjacent parking lot. Recommend development of lighting and landscaping plans. Suggest suitable large-scale tree planting within site with material such as willow oak and evergreens to additionally screen parking and enhance appearance of new store. Recommend additional facade studies which present alternatives to the non-indigenous horizontality of proposed column spacing and window proportions. A model and/or drawings which indicate relationship to proposed building to adjacent buildings is recommended. 2/24/78	
51	1560 Wisconsin Avenue, N.W. Joseph Marsh	New townhouse group (resubmission refer to OG 78-31).
ACTION:	Do not issue permit. No objection to basic concept. Recommend restudy of Wisconsin Avenue facade design and geometry without "mansard-type" roof. Suggest additional submission material including a larger-scale model of front portion of proposed project to indicate its precise geometry and relationship to streetscape. Submit brick sample when selected. 2/9/78	
52	3524 K Street, N.W. Continental Resources, Inc.	Front and rear fire escapes.
ACTION:	Do not issue permit. Proposed addition of fire escapes to front and rear facades of this building proposes large scale exterior elements in no way consistent with historic district or design of this particular building. Fire stair within balcony structure may be possible. Also suggest study of an interior solution for legal means of egress rather than erecting fire escape on front facade. 2/9/78	

REPORT OF ACTIONS TAKEN ON THE OLD GEORGETOWN ACT

2 March, 1978

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
OG 78-53	1622 Wisconsin Avenue, N.W. Mary White	Class B metal flue from stove hood to exhaust, through second story window and up to roof.
<u>ACTION:</u>	<u>Issue permit.</u>	<u>No objection due to limited visibility from public space. 2/9/78</u>
55	1219 Wisconsin Avenue, N.W. William L. Tucker	Paint signs for Georgetown Copy Center and Uniphoto on second floor window per drawings.
<u>ACTION:</u>	<u>Issue permit.</u>	<u>2/24/78</u>
56	1050 31st Street, N.W. Association of Trial Lawyers of America	Remove existing 2½' x 2½' bronze plaque and install new cast bronze plaque on wall adjacent to building entrance.
<u>ACTION:</u>	<u>Issue permit.</u>	<u>2/24/78</u>
61	2824 Pennsylvania Avenue, N.W. Howard Wilcox	Addition to bookstore (resubmission refer to OG 77-115).
<u>ACTION:</u>	<u>Issue permit.</u>	<u>Recommend reuse of existing sash or identical sash in identical pattern. 2/24/78</u>
62	1560 Wisconsin Avenue, N.W. Joseph Marsh	Group of ten townhouses with adjunct commercial facility (resubmission refer to OG 78-51 - model submission).
<u>ACTION:</u>	<u>Do not issue permit.</u>	<u>Recommend design development and submission of brick, millwork, and cornice details as developed. Submit material samples, signs, landscaping, and other details as developed. 2/24/78</u>

REPORT OF ACTIONS TAKEN ON THE SHIPSTEAD-LUCE ACT

2 March, 1978

NO.	ADDRESS AND OWNER	PROJECT
SL 78-24	528 23rd Street, N.W. Golden Table Restaurant	Double-faced sign 9" x 12'.
ACTION:	Issue permit. 1/24/78	
25	1635 Madison Street, N.W. Mr. & Mrs. Hal Clark	Screen porch extension.
ACTION:	Issue permit. 2/9/78	
26	3217 Aberfoyle Place, N.W. Leonard Kolsky	Build addition over existing addition to northwest corner of house.
ACTION:	Issue permit. No objection to second floor addition to existing room provided siding and windows match existing. 1/24/78	
27	1889 F Street, N.W. Inter American Properties	New office building (resubmission refer to SL 78-18 - trellis design submission).
ACTION:	Revised preliminary designs for freestanding trellises are approved. Request submission of working drawings and planting list prior to issuance of permit. 1/24/78	
28	1701 Pennsylvania Avenue, N.W. Financial General	Erection of 2' x 14' sign.
ACTION:	Issue permit. Recommend sign be located same distance from column as adjoining sign. 1/24/78	
29	3077 Chestnut Street, N.W. William & Sylvia Gerber	Build enclosure (vestibule) at front entrance of house, including storm door and surrounding glass panels.
ACTION:	Issue permit. 2/9/78	
30	1759 Park Road, N.W. Richard G. Hutchinson III	Repair and replace windows; replace basement entry doors with wood doors with glass lights.
ACTION:	Issue permit. 2/9/78	
31	5415 28th Street, N.W. Walter B. & Ann Stults	Addition of bay window on west end of house.
ACTION:	Issue permit. 2/9/78	

REPORT OF ACTIONS TAKEN ON THE SHIPSTEAD-LUCE ACT

2 March, 1978

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
SL 78-35	1415 H Street, N.W. Le Concorde Eatery Corporation	Install sign, awning, shutters, and storm windows.
ACTION:	Not in Shipstead-Luce area. 2/24/78	
36	700 Water Street, S.W. Tia Maria, Inc.	Remove word "Tia" from sign and replace with "Casa" in same type and style.
ACTION:	Issue permit. 2/24/78	
37	400 North Capitol Street, N.W. M.E.B.A. c/o Volpe Construction Co.	Remove marble and install glass on north court facade. Remove one pair doors on North Capitol Street and replace with storefront to match existing.
ACTION:	Issue permit. 2/24/78	

MINUTES OF THE MEETING OF THE COMMISSION OF FINE ARTS
2 March, 1978

The meeting convened at the offices of the Commission of Fine Arts at 708 Jackson Place, N.W., at 10:00 a.m.

Members Present: Hon. J. Carter Brown, Chairman
 Hon. Eli S. Jacobs
 Hon. Frederick D. Nichols
 Hon. Kevin Roche

Staff Present: Mr. Charles H. Atherton, Secretary
 Mr. Donald B. Myer, Assistant Secretary
 Miss Virginia C. Boutin
 Mr. Jeffrey R. Carson
 Mr. J. L. Sibley Jennings, Jr.
 Mrs. Sue A. Kohler

I. ADMINISTRATION

A. Dates of the next two meetings were set at April 4 and April 25, 1978. The meeting scheduled for March 28 was cancelled.

B. Minutes of the January 1978 meeting were approved.

C. General Services Administration Report on the Old Post Office. Mr. Harold Ronen of the GSA appeared on behalf of the Administrator, Mr. Solomon, who wanted the members to know of the positive response by his agency to the Commission's refusal to approve the Old Post Office renovation without addressing the incomplete adjacent wings of the IRS Building. He indicated his support of the Commission's position and that the GSA would be contracting in the near future for services of a design consultant to deal with the adjacent incomplete areas as well as the other environmental problems within the Federal Triangle area. Thus GSA proposed a master plan for completion and upgrading of the entire Federal Triangle, not just those areas next to the Post Office. Mr. Ronen indicated that some of the entrance details of the Post Office scheme would have to be held in abeyance until the Federal Triangle areas had been thoroughly studied, but that the project would be begun with that understanding. The Chairman reaffirmed the Commission's hope that the IRS portion of the project could be resolved prior to actual construction of the portions involved in the Post Office project, but that the Commission was of the opinion that the interior plan of architect Moore, with its flow-through commercial arrangement on the ground floor, was a fixed feature subject to minor design adjustment as needed. There was an exchange of letters after the meeting. EXHIBIT A

D. The Secretary introduced Miss Virginia Boutin as a new member of the staff.

II. SUBMISSIONS-REVIEWS

A. D.C. Department of Economic DevelopmentOld Georgetown Act

1. OG 78-54, OG 78-65, 1228-36 31st Street, N.W., Hamilton Arms Demolition and Development Proposals. The Secretary presented a number of drawings and photographs showing a composite of buildings, additions, and landscape features making up a well-known apartment complex in Georgetown. Many of the structures were in code violation, poorly maintained, and had been substantially altered through the years. A new owner was proposing renovation of the main buildings facing 31st Street and some facing a rear alley. He hoped to demolish a house in the center of the complex, along with a small utility building, once a kiln. Since the unique character of Hamilton Arms was as distinctive as the original architecture, there was some concern over how to treat the proposed work, particularly since the ground was zoned for commercial development.

The developer, Mr. Richard Stauffer, presented his general scheme to maintain the main buildings with a few shops and studios as a primarily residential complex. He proposed to demolish the center house and kiln to provide for a plaza area with parking beneath. There was no specific design and Mr. Stauffer was trying to get Commission of Fine Arts and community reaction to his proposal. The Georgetown Board had inspected the site and talked with Mr. Stauffer. Ms. Vytlačil and Mr. Vanderpool were present from the Board and indicated their approval of the general type of proposal and their lack of objection to removal of the two structures. They underlined their hope that the buildings along 31st Street be maintained in any scheme. To this the Chairman, with the other members concurring, added the buildings along the alley as being worth saving if at all possible. A number of neighbors and tenants were present and all indicated their hope that no action would be taken without a full scheme being developed, to eliminate the danger of a piecemeal demolition pattern.

The Commission examined the submitted materials and listened to the interested parties, taking into consideration Mrs. Kohler's research and the 19th century span of the various buildings. Mrs. Gilbert Kinney testified as a neighbor that she would have no objection to the cleaning up of the area, and hoped the 31st Street facades could be kept. The Chairman indicated the Commission's general assent to the direction of the project as a residential complex, retaining some of the original character, and most of the existing buildings. The Commission unanimously rejected the application for a razing permit as an irreversible act prior to complete design. The Chairman suggested that Mr. Stauffer prepare more definitive designs for the Commission to react to, with the probability that the Commission would have no objection to razing the center

house and kiln if this resulted in an acceptable design.

2. OG 78-48, 3324 Dent Place, N.W., Demolition. The Assistant Secretary presented photographs of a small two-story frame house with interesting cornice and porch bracket details. Mrs. Kohler had done research, finding the house had been built in the mid-19th century and altered in the early 20th century. The free-standing house with a side yard had been contract-purchased by a new owner who proposed to raze the house and replace it with a pair of new townhouses. The Georgetown Board had toured the building and considered the proposal, voting two to one in favor of retaining the house and building around it. Ms. Vytlačil and Mr. Vanderpool recommended retaining the building; Mr. Wright had no objection to granting the razing permit.

Ms. Susan Notkins, an architect representing the contract purchaser, stated that there was no interest on the part of the purchaser of the seller in keeping the house. Ms. Notkins claimed that the price of the land and the small size of the house precluded any reasonable solution on the part of the purchaser. She further claimed that the location of the existing building on the lot made both parking and construction of an additional house on the lot virtually impossible. The owner of the contemporary-style house adjoining to the east testified that she would be happy to have more contemporary architecture next door instead of the existing house.

The Commission unanimously rejected the raze request. The Chairman explained that the house had a contributing value to the variety and history of development in Georgetown and was representative of a particular period of the town's history. Furthermore, the scale of the house represented an important aspect of the Georgetown streetscape and was to be particularly prized in that block which was so bereft of authentic pre-20th century.

3. OG 78-57, 1063 Wisconsin Avenue, N.W., Demolition and Reconstruction of Warehouse Building. The Assistant Secretary presented drawings and photographs of the mid-19th century industrial building along the Cheasapeake and Ohio Canal which was proposed for demolition, and the drawings of its proposed replacement. He said that the Georgetown Board had recommended against the demolition of the building as well as recommending retention of the stone retaining wall along the tow path, which the Commission had worked to preserve elsewhere along the canal. Ms. Vytlačil and Mr. Vanderpool were present and confirmed their recommendation against permit issuance.

The members examined the material and found that the building contributed to the character of the canal-scape and was in fact an example of a part of the waterfront's commercial history. Mr. Leroy Owens, an architect representing the owner, was present and indicated a willingness to work within the existing structure if the Commission so recommended.

The Commission unanimously recommended against the raze permit.

4. OG 78-59, 1049 30th Street, N.W., Mixed-Use Inn, Commercial, and Residential Complex - Confirmation of Working Drawings. The Secretary indicated that the staff and the Georgetown Board had reviewed the working drawings and found them to conform to the previously approved design drawings. The Commission unanimously approved the working drawings.

5. OG 78-60, 1110 Potomac Street, N.W., Flour Mill Mixed-Use Development - Confirmation of Working Drawings. The Secretary indicated that the staff and the Georgetown Board had reviewed the working drawings and found them to conform to the previously approved design drawings. The Commission unanimously approved the working drawings.

6. Appendix 1, approved.

B. D.C. Department of General Services

Deanewood Branch Library, Deanewood Avenue between 48th & 49th Streets, N.E. The Assistant Secretary presented drawings of a two-floor masonry neighborhood branch library located in the northeast section of the city. A recessed lower floor would provide services, covered entrance, and some parking, while the overhanging upper floor would contain reading rooms and library offices. The upper floor would have brown brick and the lower floor and trim would be precast concrete. Mr. Pavlick of the Department of General Services was present with his consultants. The Chairman indicated the Commission's unanimous approval.

EXHIBIT B

C. D.C. Department of Housing and Community Development

500 C Street, S.W., Mixed-Use Complex - Revised Design. The Secretary presented drawings, photographs, and a model of this large-scale urban renewal area project. He pointed out the unrelieved regularity of several adjacent buildings and the fact that the area is primarily made up of office buildings with no ground-level pedestrian interest. The proposed structure would have expressed masonry spandrels and tinted glass throughout its several building masses. Those facades facing north, however, would have totally sheer all-glass facades and be highly reflective. Ground level courtyards and shops would contribute lively pedestrian amenities. The Commission examined the materials and talked with Mr. Sherman of the Department of Housing and Community Development and his consultants. The Commission unanimously approved the project subject to review of actual material samples, landscape features, and final working drawings.

D. D.C. Department of Economic Development

Shipstead-Luce Act

1. SL 78-27, 1889 F Street, N.W., New Office Building - Trellis Design. The Secretary presented a model and drawings of a trellis proposed for the edge of a sunken court along the edge of the public sidewalk designed with the proposed building. The Commission examined the proposed design, finding no specific objection to it, except for the detailing of the lights, which were quite conspicuous and would lead to maintenance problems that ought to be avoided.

2. SL 78-32, 613 15th Street, N.W., Demolition of the Metropolitan Bank Building. The Secretary presented photographs and drawings of this and the following two cases as a single project. 613 15th Street, N.W., the Metropolitan Bank Building; 1426 G Street, N.W., the Albee-Keith's Theater Building; and 1429 F Street, N.W., Rhodes Tavern, were all proposed for demolition or partial demolition to provide a site for a major new office-retail complex to include the entire block. Garfinckel's Department Store would remain intact on the block, while underground services and parking would be constructed, and probable connections would be made for a large arcaded retail core.

Thomas Newman of the Oliver Carr Company presented the concept of the project to the Commission, giving various cost possibilities in relation to alternatives which were being studied. The alternatives were based on the preservation of the various buildings on the site. The Commission's advice to the City would help determine which of the existing buildings ought to be preserved as part of the urban design for this important block across from the U.S. Treasury. Mr. David Childs, of the SOM architectural office, presented the design alternatives, indicating the architects' preferred scheme. This scheme, which was unanimously favored by the Commission, included retention of the full cornice height front bays of the Albee and Metropolitan Buildings as part of the final scheme, while demolishing the Rhodes Tavern.

The Commission staff had inspected the buildings and Mrs. Kohler had done research. The interiors of all three buildings were of no note. The exteriors of the Metropolitan and Albee Buildings strongly contributed to the streetscape of 15th Street, and were complimentary to the Treasury Building. The exterior of the Rhodes Tavern, the only historic building involved, had been much altered and the major portion of the buildings had been previously demolished. The Chairman explained the difficulty of balancing the relative priorities in cases such as the Rhodes Tavern. He said that if it were demolished, the developers should recognize its historic significance in the site, with a suitable plaque and a display inside showing the way it had originally looked. He said that if every stage of the historic development of the area were

to be respected, then the original forest should also be included. He pointed to the recall of the Federal streetscape that had been effected just a few blocks away in Lafayette Square, and that without a critical mass of architecture of similar scale the tavern building would look hopelessly crushed by its neighbors and leave an unsightly gap in the streetscape whose principal amenity was to provide a suitable and dignified context for the great U.S. Treasury Building opposite. EXHIBIT C

3. SL 78-33, 1426 G Street, N.W., Demolition of Albee-Keith's Theater Building. See SL 78-32 above.

4. SL 78-34, 1429-31 F Street, N.W., Demolition of Rhodes Tavern. See SL 78-32 above.

5. Appendix 2, unanimously approved.

E. Pennsylvania Avenue Development Corporation

Mr. W. Anderson Barnes, Executive Director of the PADC, and Mr. Leland Allen, their chief architect, presented the following three agenda items after a brief introduction indicating that all items were for Commission of Fine Arts information, rather for action.

1. Western Sector Planning Concepts. Mr. Allen indicated that the PADC was presenting very early design concept studies for the Commission's information on resolution of the Western Sector of Pennsylvania Avenue (that area bounded by E Street north and south, and 13th and 15th Streets, N.W.). He indicated that a number of consultants had been involved with a variety of schemes thus far under the supervision of the PADC staff and their overall landscape consultant, Hideo Sasaki. Messers Robert Venturi, Michael Cunningham, Clifton Terry, and Richard Serra all gave brief presentations dealing with possibilities of level changes, sculpture, and vista frames.

The Commission reacted unfavorably to the idea of changing the level greatly for the Western Plaza, feeling that it could become an unpleasant space if too low, or block the vista if too high. Having sculptural elements too high (and one had been suggested about 200 feet high) was equally questionable.

The Commission did react well to the concept of having the Western Plaza between 13th and 14th Streets treated as a paved urban square, while Square 226 to the west could be left as a green bosque blending into the Ellipse and Mall. Mr. Venturi had proposed erection of pylons within the Western Plaza, flanking the vista, which the Commission found an intriguing possibility. Mr. Roche stated that the concept was brilliant. The Chairman offered the suggestion that flagpoles might be treated in a similar way utilizing sculptural technology. Another element suggested by Mr. Venturi was an incised L'Enfant Plan used as a

paving pattern in all or part of the Plaza. No action was required or taken.

2. Canadian Chancery Guidelines. Mr. Allen told the Commission of an interest in modifying the Pennsylvania Avenue Plan slightly to make the security arrangements for the proposed Chancery more workable. The prime recommendation was to keep the new building freestanding, rather than a row building on the Pennsylvania Avenue front. The Commission had no particular problem with that, subject to suitable design and landscape treatment. EXHIBIT D

3. South Sidewalk Area, Pennsylvania Avenue between 3rd & 4th Streets, N.W. - Confirmation of Material Samples. Mr. Allen stated and the Chairman confirmed that the material samples had now been officially approved for the first project.

F. National Park Service, National Capital Region

1. Tourmobile Maintenance and Storage Facility Site Selections. The Assistant Secretary presented photographs and drawings showing a site disapproved by the Commission at its January 1978 meeting. The site rejected by the Commission had been to the west of the Park Service Headquarters Building at 1100 Ohio Drive, S.W. The Commission staff had been instructed to work with interested parties to find a suitable site. A task force including Commission staff, National Capital Planning Commission staff, Landmarks Committee staff, and the Park Service had toured a number of available sites and rejected all except that now presented just southwest of the Park Service maintenance yard in Potomac Park. While the previous proposal would have placed this warehouse-office-garage facility in a position to be visible from the Jefferson Memorial and the river, the new proposal would be virtually screened from the monumental core.

Mr. Jack Fish, Director of the National Capital Parks, told the Commission of the haste and efficiency needed for supporting the Landmark Tours operation which had served many visitors throughout recent years and made it possible to remove thousands of cars from the Mall, Arlington Cemetery, and downtown Washington. He indicated the necessity of having the facility near the monumental core for fuel and cost efficiency, and the impracticality of using the large, slow and clumsy vehicles in traffic. He further stated that the use of the vehicles and the service had been carefully examined by the courts, including the Supreme Court, and were strictly regulated and required to remain on park land. The proposal adjacent to the maintenance yard had been recommended by the task force and approved by the Planning Commission and the Joint Committee on Landmarks.

Mr. Roche stated his flat rejection of the proposal. He indicated that the Park Service Headquarters Building, the numerous parking

spaces, the maintenance yard, and the tennis bubble in that part of East Potomac Park were a fully inappropriate use of park land. He thought that the Commission should insist on a master plan for removal of all these features, rather than contribute to further compromise of park land. Mr. Fish indicated that there was a master planning effort under way in East Potomac Park for all facilities, but that little would effect the existing and proposed Landmark elements other than in the form of landscaping and general site development.

The Chairman stated that the Commission had given its advice along the lines recommended by Mr. Roche and had joined the Park Service in a search for alternate sites and that the present recommendation was the result of doing the best with a very difficult situation, realizing that utility functions to serve the monumental core were a necessity. He further stated that the Commission would stay on record recommending a long-range solution to moving all service and utility facilities out of park lands. With the exception of Mr. Roche, the consensus was that the proposed site was acceptable on a temporary basis.

EXHIBIT E

2. Franklin Delano Roosevelt Memorial, West Potomac Park. The Secretary indicated that the Park Service had submitted final designs for the FDR Memorial as well as some of the sculptural elements. He introduced the Memorial Commission Chairman, former Congressman Keogh of New York. Mr. Keogh recounted the long history of developing the memorial design for the late President, indicating that the design before the Commission of Fine Arts was the culmination of a difficult effort. He then introduced the designer, landscape architect Lawrence Halprin.

Mr. Halprin gave a slide presentation depicting various sculptural and stone-carving techniques. He also showed refined plans and elevations of the overall memorial. The Commission examined the materials and gave a unanimous approval to the design. The Chairman explained that final approval of the sculptures could not be given until the full-scale models had been completed, and that he hoped they would be submitted before being cast in bronze. Future submissions would include sculptural developments, material selections, landscape details, and working drawings of the architectural elements. EXHIBIT F

E. Smithsonian Institution, Freer Gallery of Art

Objects for Acquisition, Inspection. The Commission unanimously appointed the Chairman to represent them for this inspection. He inspected and approved the objects on the following day, March 3, 1978.

The Chairman adjourned the meeting at 2:20 p.m.



Charles H. Atherton, Secretary

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS MAY 17, 1910

708 JACKSON PLACE, N.W.
WASHINGTON

March 20, 1978

Dear Mr. Solomon:

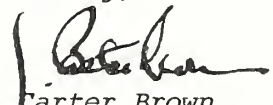
The Commission of Fine Arts appreciated Mr. Harold Ronen's report on the Federal Triangle study at our meeting on March 2, 1978. We applaud any efforts that will lead to the completion of the Triangle, as well as the possibilities of introducing some new life made possible through the Cooperative Use Act.

Your staff apparently still has some question regarding the Commission's action as it affects Arthur Moore's scheme for ground level entrances on the south and east facades of the Post Office. The Commission felt that the design of the approach to the entrances is so closely tied into the resolution of the unfinished wings of the IRS Building that no approval could be given except to the concept of access to the ground level space at those points. We tried to make this clear at the meeting, and said we saw no reason why this should hold up the rest of the Post Office project, which involves such extensive work inside the building.

We would be happy to work closely with your staff on the details, and share your interest in seeing both projects move ahead as quickly as possible.

With all best wishes,

Sincerely,


J. Carter Brown
Chairman

The Honorable
Joel W. Solomon
Administrator
General Services Administration
Washington, D.C. 20405

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS MAY 17, 1910

708 JACKSON PLACE, N.W.
WASHINGTON

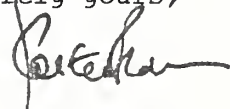
March 9, 1978

Dear Mr. Pavlick,

The Commission of Fine Arts approved preliminary designs for the Deanwood Branch Library at its meeting on March 2, 1978. As material samples are selected and landscape plans developed, we will be happy to assist the Department in further review.

We recommend against too many surface security lights and protective metal grills on the upper portion of the street front of the building, since these would detract from the appearance of the design.

Sincerely yours,



J. Carter Brown
Chairman

Mr. Pavlick
D.C. Department of General Services
613 G Street, N.W.
Washington, D.C. 20001

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS MAY 17, 1910

708 JACKSON PLACE, N.W.
WASHINGTON

15 March, 1978

Dear Mr. Jacobs:

On March 2, 1978, the Commission of Fine Arts considered proposed demolitions at 613 15th Street, N.W.; 1426 G Street, N.W.; and 1429-31 F Street, N.W. (S.L. 78-32, -33, -34) under Shipstead-Luce Act design review and the D.C. Delay in Demolition regulations. The proposed demolitions would afford a number of options to develop the block bounded by 14th, 15th, F, and G Streets, N.W., excluding the Garfinckel property.

Of the several schemes presented for consideration by Oliver Carr, the applicant for the demolition permits, the Commission strongly favors the one in which the front three bays and facade of the Albee Building and the facade of the Metropolitan Bank Building are preserved and refurbished and only the rear portions of the buildings would be demolished. This would provide for a continuation of the important architectural and historical setting for the Treasury Department Building that has existed since the early 1900's. The facades are in the classical tradition and beautifully compliment the adjoining Federal architecture. In addition, the cornice heights for these buildings are uniform and, with the Washington Hotel one block to the south, provide an orderly frame bordering the eastern boundary of the White House precinct.

The Rhodes Tavern structure, which does have considerable historic significance, presents a more difficult problem. As you know it is a comparatively small building in juxtaposition with much larger structures, and is situated on the corner of 15th Street and F Street. It therefore will be very difficult to preserve this building and at the same time provide a suitable setting for the orderly framing of the monumental Treasury Department Building. On these grounds, our present recommendation is to pose no objection to the razing of the Rhodes Tavern unless someone can come forward with a preservation plan that will at the same time enhance the Treasury Building.

...2/

15 March, 1978

2.

We therefore believe it is appropriate to hold public hearings for the purpose of providing the fullest opportunity to all parties to present alternative plans for the Tavern.

By doing so it is our view that the spirit and letter of both the Shipstead-Luce Act and the District of Columbia Delay in Demolition regulations would be fully met.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "J. Carter Brown", written over a horizontal line.

J. Carter Brown
Chairman

Mr. Lorenzo W. Jacobs, Jr.
Director, D.C. Department of
Housing and Community Development
Room 905, 1325 G Street, N.W.
Washington, D.C. 20005

STATEMENT OF JUSTIFICATION

Why the Albee-Keith's Theater Building Cannot Be Renovated

The Albee-Keith's Theater Building presents a unique problem when considering the renovation of the existing structure. The present building is comprised of approximately 62,210 rentable square feet of office space which is in a dilapidated condition due to the fact that it has been abandoned since the mid-1960's, a theater now used for motion pictures with 1,800 seats including two balconies, 3,210 rentable square feet of retail space on the 15th Street ground level, an abandoned health club and gentlemen's lounge facilities in the basement area. The potential gross floor area of the site is 203,550 square feet while the actual above grade gross area is approximately 97,118 gross square feet. The theater area occupies a volume of the building far beyond its actual gross square footage because of its five-story ceiling and backstage areas.

In examining the renovation of the building, it has been felt that the office and theater had to be renovated and brought into conformance with the building code at the same time that the basement areas are cleaned up and rehabited. In examining the building, the following has been concluded:

1. The floor loadings, column spacings, and floor layouts of the office are such that even if renovated, they would not command first-class office rental rates. It is anticipated that the vacancy ratio for a renovated building will be higher than in a new building.
2. The cost of renovating the theater far exceeds the potential rental income. Further, there appears to be difficulty in obtaining a long-term lease for theater-related uses other than motion pictures.
3. The land cost for the building dictates against renovation because so little of the potential gross floor area is used while the land prices is based on the C-4 zoning and 10.0 Floor Area Ratio.
4. In addition to bringing the building into code, the building will require all new elevators, new stairwells, and new mechanical and electrical equipment.
5. The operating expenses in a renovated building would be higher than the operating expenses in a new building.

6. The total project cost* for renovating the Albee Building-Keith's Theater is \$12,260,000. When the mortgage and cash equity are serviced at a constant rate of 10.5%, there is an annual deficit of \$766,369. This deficit reflects the difference between annual net operating income and the annual rate of service for mortgage and equity investment.

In conclusion, it is not feasible to renovate the Albee Building.

* Total project cost includes the price of the land, any necessary demolition work, construction cost, and secondary costs.

Albee-Keith's Theater, 19 Others Get Grant Offers

By Anne H. Oman

Special to The Washington Post

The Albee-Keith's Theater and the National Metropolitan Bank Building—two downtown landmarks whose future has been the focus of negotiations for almost a year—are among 20 District properties that have been named to receive federal historic preservation grants. Owners of the properties receive the funds after they have rehabilitated the buildings.

Under a grant from the U.S. Department of Interior, developer Oliver T. Carr could receive a total of \$200,000 if he agrees to incorporate the facades of the two buildings into a new \$60-million office and commercial complex planned for the site at 15th and F streets NW. Carr would also have to agree to preserve the facades for at least 40 years.

The fate of the two buildings is still in doubt, however, since Carr has said that he will preserve the facades only if he receives a subsidy of more than \$5 million.

Carr has also applied for an Urban Development Action Grant from the U.S. Department of Housing and Urban Development to cover the rest of what he says is the additional cost of saving the facades. Urban Development Action Grants will not be announced until December.

If Carr does not preserve the facades, he will not collect the \$200,000 Interior Department grant.

Grants announced last week by the D.C. Department of Housing and Community Development, which administers the program in the District, total \$798,581. They are awarded for restoration or acquisition of properties listed on the National Register of Historic Places or buildings located in the historic districts of the register.

The largest single award, for \$226,166, went to Gallaudet College to restore the campus gymnasium to its original condition. Dumbarton United Methodist Church in Georgetown received the smallest grant, \$3,850, for the restoration of four 19th century stained glass windows.

Friendship House on Capitol Hill, a community service center that was once the home of Francis Scott Key, will receive \$34,575 for repair of the building's roof, windows and facade. The Brown Memorial AME Church, at 14th Street and Constitution Avenue NE, will receive \$33,757 to incorporate the facades of two Victorian rowhouses—which the church originally planned to demolish—into a new education building.

The Capitol Hill Arts Workshop will receive \$50,000 to rehabilitate the B. B. French Manual Training Center, a public school unused since 1942, for use as a community art, music and dancing school. The Association for the Study of Afro-American Life and History will receive \$37,500 to rehabilitate the Carter G. Woodson House at 1532 9th St. NW as its headquarters.

Youth for Understanding, a student exchange organization, will receive \$11,500 for repairs to Rosedale, a historic estate at 3501 Newark St., used as the group's headquarters.

Although most of the grants are earmarked for rehabilitation projects, the Capitol Hill Restoration Society will receive \$85,000 toward the purchase of the Yost-Leukardt House at 1002 Pennsylvania Ave. SE for its headquarters.

Several individual homeowners were also awarded grants to make repairs on their historic properties:

John Harrod, of 2245 Mount View Place, Anacostia historic district, \$7,600 to remove the asphalt shingles and repair the original clapboard and the porch on his home.

Elaine C. Hall, of 2249 14th St. SE, \$5,500 to make similar improvements to her home.

Walter D. Cromer and John Tetrault, Anacostia historic district, \$18,068 and \$5,627, respectively.

Robert L. Jones in the Le-Droit Park historic district, \$5,827 for repairing a slate roof and other rehabilitation projects.

Richard A. Mueller, Dupont Circle district, \$5,380 to rehabilitate his home at 1716 Swann St. NW.

Gerald and Sandra Kurtinitis, \$8,250 to rehabilitate the Lucinda Cady House at 7064 Eastern Ave.

William and Regina Krebs, \$25,000 to make structural repairs to the Zalmon Richards House at 1301 Corcoran St. NW.

Barry M. Levy, \$20,375 to restore the Blanche K. Bruce House at 909 M St. NW.

The D and G Partnership, \$14,603 to rehabilitate a house on Stanton Park in the Capitol Hill historic district for use as a real estate office.

The grants represent no more than half of the total cost of the projects, and applicants had to prove they could obtain the rest of the necessary funds from other sources.

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ED-P-77
11/17/59

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF ECONOMIC DEVELOPMENT
OFFICE OF LICENSES AND PERMITS
BUSINESS LICENSES AND PERMITS DIVISION
614 H STREET, N.W., WASHINGTON, D.C. 20001



ADDRESS REPLY TO:

TRANSMITTAL LETTER - FINE ARTS COMMISSION

February 6, 1978

TO: THE COMMISSION OF FINE ARTS

The accompanying application S.L. No. 78-33 is forwarded for consideration and appropriate action in accordance with the provisions of the following act(s):

THE OLD GEORGETOWN ACT-Public Law 808, 81st Congress
THE SHIPSTEAD-LUCE ACT-Public Law 231, 71st Congress

Premises: **1426 C Street, NW.** Lot: **18** Square: **224**

Complies with applicable D.C. Regulations

ERNEST L. PIFER
Chief, Permit Branch

By: _____

ENDORSEMENT

Date _____

TO: CHIEF, PERMIT BRANCH, 614 H Street, N.W., Room 105

The accompanying application is returned by the Commission of Fine Arts with action as noted:

Action: *Do not issue permit. Recommend retention of facade and portion of building facing 15th street.*

J. CARTER BROWN, Chairman

By: _____

CHARLES H. ATHERTON, Secretary

THE COMMISSION OF FINE ARTS



ED-P-77
11/17/59

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF ECONOMIC DEVELOPMENT
OFFICE OF LICENSES AND PERMITS
BUSINESS LICENSES AND PERMITS DIVISION
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THE OLD GEORGETOWN ACT-Public Law 808, 81st Congress
THE SHIPSTEAD-LUCE ACT-Public Law 231, 71st Congress

Premises: 1425 G Street, NW,

Lot: 18

Square: 224

Complies with applicable D.C. Regulations

ERNEST L. PIFER
Chief, Permit Branch

By: _____

ENDORSEMENT

Date _____

TO: CHIEF, PERMIT BRANCH, 614 H Street, N.W., Room 105

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By: _____

CHARLES H. ATIERTON, Secretary

THE COMMISSION OF FINE ARTS

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF ECONOMIC DEVELOPMENT
OFFICE OF LICENSES AND PERMITS
PERMIT BRANCH

Review Sheet - Fine Arts Commission

SUPPLEMENTAL INFORMATION REQUIRED FOR REVIEW in accordance with provisions of Public Law 808-81st Congress, approved September 22, 1950, known as the OLD GEORGETOWN ACT, and Public Law 231-71st Congress, known as the SHIPSTEAD-LUCE ACT.

1. Address of Proposed Work	2. Lot	3. Square
1426 G Street, N. W.	18	224
4. Name of Owner	5. Address of Owner	6. Telephone
World Corner Building, Inc.	1825 K Street, N. W.	223-6400

7. Describe Proposed Work:

Raze entire structure.

8. Indicate Below the Type of Work:

☐ New Construction	☐ Dwelling	☐ Commercial	☐ Garage	☐ Other
☐ Alterations-Repairs	☐ Dwelling	☐ Commercial	☐ Garage	☐ Other
☒ Raze Building	☐ Dwelling	☒ Commercial	☐ Garage	☐ Other
	☐ Fence	☐ Sign	☐ Wall	☐ Other

If Other is checked above, specify:

9. Give Exterior Features:	Material	Color	Texture	Height
Existing Building:	Masonry	Off-white	Smooth	95'
Proposed Work:				

10. Signature of Owner or Agent World Corner Building, Inc 11. Date
By: [Signature] V.P. 12-6-77

12. Address of Above
1825 K Street, N. W., Washington, D. C. 20006

13. Telephone No. of Above 223-6400 14. Case No. 78-33

October 5, 1978

Dear Secretary Harris:

I was delighted to see you here at our lunch last week. You may recall I promised to send you some information about the status of the historic buildings on 15th Street across from the Treasury which are currently threatened with demolition. I understand that the D.C. Government has just filed an application for an Urban Development Action grant with HUD.

One of the group of buildings threatened, the Rhodes Tavern, dates from the early 19th century, the last remaining commercial structure of that vintage in the neighborhood of the White House with lots of history, having served as British quarters the night the White House and Capitol were burned. The other two buildings are first rate examples of early 20th century commercial buildings in the classical Beaux-Arts style which beautifully complement the Treasury Department across the street. Together the three present a great opportunity for preservation of significant architectural landmarks, which, I should emphasize, are all the more important because of their situation on the inaugural parade route just around the corner from Pennsylvania Avenue. With the extensive improvements now being made to Pennsylvania Avenue as the Nation's major ceremonial way, it seems even more appropriate that 15th Street should be a part of this effort.

Another unique aspect of this development is the remarkable degree of unanimity between the Federal and Municipal governments of Washington, and the private developer all of whom wish to save as much of this historic group of buildings as possible.

The developer, of course, cannot do this alone. He will need to be subsidized to a substantial degree in order to offset the considerable costs of preservation and restoration, especially since the financial return on the project will be less than if he chooses to raze all the old structures and replace them with new.

The Hon. Harris

page 2

October 5, 1978

I hope this proposal can receive your personal attention and support. It seems like a perfect opportunity to join in a program shared by Federal, local and private sectors -- all in the national interest of enhancing the Capital.

Sincerely yours,

SIGNED

J. Carter Brown
Chairman

The Honorable
Patricia Roberts Harris
Secretary
Department of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

JCB:hg



EXHIBIT D

March 7, 1978

Dear Mr. Barnes,

This will confirm approval of plans to finish the exposed wall on the Employment Security Building adjacent to the new Canadian Embassy site with stucco painted to match the existing limestone finish on the Pennsylvania Avenue facade.

We hope that steps can be taken in the near future to replace the Employment Security Building with a new structure which will conform to approved plans for the Avenue, thus insuring that the temporary treatment of this wall is indeed temporary.

Sincerely yours,


Charles H. Atherton
Secretary

W. Anderson Barnes
Executive Director
Pennsylvania Avenue Development Corporation
425 Thirteenth Street, N.W.
Washington, D.C. 20004

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS MAY 17, 1910

708 JACKSON PLACE, N.W.
WASHINGTON

March 9, 1978

Dear Jack,

The Commission appreciated the opportunity to meet with you on March 2 and discuss the Landmark Tourmobile Service Facility location. In full realization of the difficulty of finding a totally suitable site, that area adjacent to the existing maintenance yard on East Potomac Park may be the best. Though we will not withhold approval, pending proper landscape treatment, we would like the record to show that the Commission of Fine Arts encourages a better long range solution to all the facilities in that area. Ideally all maintenance facilities, surface parking and office functions ought to be removed from this park land. Perhaps a long range solution of tucking such facilities into a large scale building project in the Southwest may emerge. The sooner we start thinking about it the better.

Sincerely yours,



J. Carter Brown
Chairman

Jack Fish, Director
National Capital Region
National Park Service
1100 Ohio Drive, S.W.
Washington, D.C. 20242

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS MAY 17, 1910

708 JACKSON PLACE, N.W.
WASHINGTON

March 20, 1978

Dear Jack:

I am writing to confirm the actions by the Commission of Fine Arts regarding designs for the Franklin Delano Roosevelt Memorial that were considered at its meeting on March 2, 1978.

The Commission approved the landscape and architectural features of the plan, plus the location and general character of the sculptural elements that are to be a part of the memorial. We are withholding final approval of the actual sculpture pending development of models at a larger scale. When these models have been developed, we will be happy to inspect them for final approval prior to the actual casting process in bronze.

The working drawings for all the architectural features such as the visitors center, bus shelters and like elements should also be submitted for review before final construction bids are sought.

We look forward to the continuing development of the detailed phases of the design and will be happy to review the project as the occasion arises.

Sincerely,



J. Carter Brown
Chairman

Mr. Manus J. Fish
Director
National Capital Region
National Park Service
1100 Ohio Drive, S.W.
Washington, D.C. 20242

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS MAY 17, 1910

708 JACKSON PLACE, N.W.
WASHINGTON

March 9, 1978

Dear Wy,

On behalf of the Commission let me express our gratitude and enthusiasm for the M Street-Wisconsin Avenue Panorama you contributed to the future planning and review process for Georgetown. It should provide a first rate tool for effective administration of the Old Georgetown Act. I'm sure the other Members of the Georgetown Board and the Staff join me in congratulating you for a job well done.

Sincerely yours,



J. Carter Brown
Chairman

Mr. Wynant Vanderpool
Faulkner, Fryer & Vanderpool Architects
2000 L Street, N.W. Suite 510
Washington, D.C. 20036

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS MAY 17, 1910

708 JACKSON PLACE, N.W.

WASHINGTON

March 9, 1978

Dear Mr. President:

I am delighted to have the honor and pleasure of supporting the nomination of R. Buckminster Fuller to be a recipient of the Presidential Medal of Freedom.

Bucky Fuller is one of the most remarkable Americans of the twentieth century, a person of amazing vision, intellect, and universality. He has an unbounded curiosity and enthusiasm for the world about him. Engineer, mathematician, cartographer, designer, architect, and above all, humanist, Bucky Fuller has had the rare privilege of having many of his visionary ideas accepted in his own lifetime. He describes himself as a "tinkerer", which in a way says as much about his fascination with detail as it does about his characteristic modesty in describing the breadth of his vision.

His accomplishments and awards are well known and far too numerous to list here. Perhaps the Gold Medal given to him by the American Institute of Architects in 1970 was one of the most significant since it gave formal recognition to his great contributions to the enclosure of space. For those of us fortunate enough to have known him personally, however, his ability to inspire others will remain equally important. His warmth, compassion, and love for young people have led him to devote more and more of his time to reaching students everywhere. To these generations, on whom he rests his hopes for the future, his visions will most certainly continue as part of their world.

The country and the world are deeply indebted to Buckminster Fuller. In my statutory capacity as an advisor to you in matters of architecture and art, I cannot think of a more deserving recipient for your Medal of Freedom.

Sincerely,



J. Carter Brown
Chairman

The President
The White House
Washington, D.C.

